179.0	0006	0017.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,111,500	/	1,111,500
USE VALUE:	1,111,500	/	1,111,500
ASSESSED:	1,111,500	/	1,111,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COURTNEY MELISSA C & MICHAEL J	
Owner 2:		
Owner 3:		
Street 1:	36 BROWNING ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MULCAHY ROY P -
Owner 2:	FLAHERTY JULIANN M -
Street 1:	36 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2942 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8250.000	644,300		467,200	1,111,500
Total Card	0.189	644,300		467,200	1,111,500
Total Parcel	0.189	644,300		467,200	1,111,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.80 | /Parcel: 377.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121941

GIS Ref

GIS Ref

Insp Date 07/12/18

!14122!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	644,300	0	8,250.	467,200	1,111,500		Year end	12/23/2021
2021	101	FV	626,800	0	8,250.	467,200	1,094,000		Year End Roll	12/10/2020
2020	101	FV	626,800	0	8,250.	467,300	1,094,100	1,094,100	Year End Roll	12/18/2019
2019	101	FV	434,200	0	8,250.	467,300	901,500	901,500	Year End Roll	1/3/2019
2018	101	FV	434,200	0	8,250.	393,800	828,000	828,000	Year End Roll	12/20/2017
2017	101	FV	434,200	0	8,250.	360,500	794,700	794,700	Year End Roll	1/3/2017
2016	101	FV	434,200	0	8,250.	307,100	741,300	741,300	Year End	1/4/2016
2015	101	FV	417,500	0	8,250.	267,000	684,500	684,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:22:43

LAST REV

Date	Time
07/27/18	11:19:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHY ROY P,	60849-84		12/28/2012		719,000	No	No		
BISHOP WILFRED	36199-116		8/22/2002		440,000	No	No		
	8993-412		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	121941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	229	Manual	8,000					
1/2/2013	3	Redo Bat	6,000	C				
6/20/2003	484	Addition	182,000	C		G6	GR FY06	& REMOD KIT & NEW

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
6/11/2014	External Ins	PC	PHIL C
5/15/2013	Info Fm Prmt	EMK	Ellen K
3/6/2009	Meas/Inspect	163	PATRIOT
10/29/2008	Measured	163	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
12/6/2002	MLS	MM	Mary M
1/5/2000	Meas/Inspect	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8250		Sq. Ft.	Site		0	70.	0.81	7									467,249						467,200	

Total AC/HA:	0.18939	Total SF/SM:	8250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 467,249	Spl Credit	Total: 467,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03946579
Const Adj.:	0.99989998
Adj $ / SQ:	145.511
Other Features:	139032
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722307
Depreciation:	78009
Depreciated Total:	644298

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

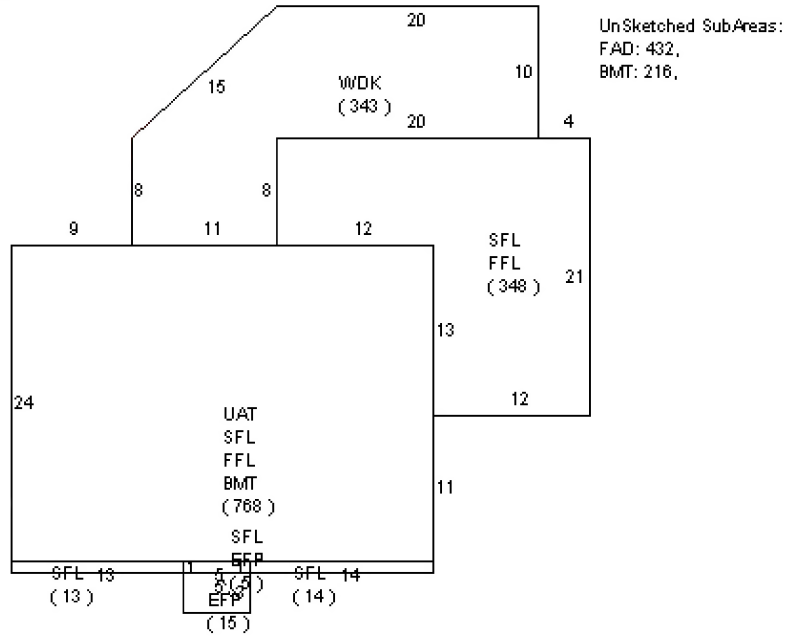
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.07
Special Features:	0	Val/Su Net:	152.14
Final Total:	644300	Val/Su SzAd	238.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,148	145.510	167,046
FFL	First Floor	1,116	145.510	162,390
BMT	Basement	984	50.750	49,935
FAD	Addition	432	145.510	62,861
WDK	Deck	343	8.910	3,058
UAT	Upper Attic	192	58.200	11,175
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	4,235	Total:	457,917
Size Ad	2696	Gross Area	4811	FinArea 2942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc